Drury Estate Cutting exec. to Warren Gould Roby 1872

any covenant or agreement herein contained, rendering surplus if any, together with an account of all costs, charges, and expenses to the said grantor, or heirs, or assigns. And it is agreed that in case sale shall be made as aforesaid, the grantor, or heirs or assigns will upon request, execute and deliver such further deeds or instruments as may be necessary proper to confirm such sale, and to vest a perfect title the premises sold in the purchaser thereof. That the said tee, or his executors, administrators, or assigns, or any son or persons in their behalf may purchase at sale, and that no other purchaser shall be answerable for the application of the purchase money. and that til default in the performance of the condition of deed, the grantor, and his heirs and assigns, may and enjoy the granted premises, and receive the rents and profits thereof. In Witness Whereof, I the said A. Hill hereunto set my hand and seal, and affix cancel the stamps required by law. this first day of in the year one thousand eight hundred and seventy George A Hill (seal). Signed, sealed and delivered, in presence of Benj. R. Rand. Commonwealth of Massachusetts. Middlesex ss. Aug 12. 1872. Then personally appeared the above named George A. Hill and acknowledged the foregoing instrument to be his free act and deed before me Benj. R. Rand Justice of the Peace.

Middlesex ss Aug 12, 1872. Rec'd & Recorded.

Attest. Chas B. Stevens

Whereas Charles S. Drury, of Boston, in the County of Suffolk, and Commonwealth of Massachusetts died seised of certain real estate situ

ling Ex & Tr to Roby.

king division of my estate or for forming the trust fund herein directed to sell and convey all or any portion of my real or personal estate and that the purchaser thereof shall be under no obligation to see to the application of the purchase money. Now for the purpose of making such division and for forming said trust fund I the said Charles A. Cutting, as I am executor and trustee as aforesaid by virtue of the power and authority on me conferred as aforesaid and of all other power and authority me thereto enabling, in consideration of four thousand and fifty dollars to me paid by Warren Gould Roby of said Boston receipt whereof is hereby acknowledged, do hereby convey sell, release remise, and quit claim unto the said Roby, his heirs and assigns forever: the following described parcels of land, with the buildings thereon, situated in said Wayland. Viz. 1. A parcel of land with the dwelling house thereon situated on the Easterly side of the road leading from Wayland to Concord, beginning at the Southwesterly corner thereof, on said road by land of heirs of N. Reeves, thence running north easterly and easterly by said land of Reeves heirs and land of Ker to land of H. Heard thence running north easterly by three several lines by said Heards land to a ellbow pond, thence running by said pond to the mill road so called, or to land of the Town of Wayland then running northwesterly by said Mill Road, or town land to the origin Concord Road, then running south westerly by said Concord Road to the point of beginning, containing about twenty one 57/100 acres. 2. A parcel of land on the westerly side of said road leading to Concord, bounded east easterly by said road, southwesterly by land of N Reeves heirs

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to his and their use forever. And the said Charles A. & with Marcia D. Butting. wife of said Charles A. in her right. said Marcia D. being sole heir at law. of said and devisee under said will. do likewise remise. release & forever quit claim. the above described premises. and their right. title and interest therein to him the said ren Gould Roby. his heirs and assigns. To Have an Hold the same with all the rights. easements. privileges appurtenances. thereto belonging to him the said Roby heirs and assigns. to his and their use forever. In w my whereof the said Charles A Butting. as he is executo trustee as aforesaid. and said Charles A. Butting, and M D. Butting. have hereto set their hands and seals this enth day of August A.D. Eighteen hundred and seventy Chas A. Butting. Executor & Trustee (seal) Chas A. Butting (seal) ia D. Butting (seal). In presence of Mary L. Butting. W G sell to C. A. C. Commonwealth of Massachusetts. Suffolk ss gust 8. 1872. Then personally appeared the above named les A. Butting Executor & Trustee. and acknowledged the going to be his free act and deed, before me. W. G. sell, Justice of the Peace.

Middlesex ss August 12. 1872. Recd & Recorded.

Attest Chas B Stevens

Drury to Roby

Know All Men by These Pre

That I Elvira S. Drury of Wayland. in the County of dlesex. widow. In consideration of Ten dollars to me paid Warren Gould Roby of Boston. in the County of Suffo receipt whereof is hereby acknowledged. do hereby convey. release. and forever quit claim unto The said Roby. his and assigns forever. all my right title and interest in to. two certain parcels of land. situated in said Wa

Middlesex ss August 12, 1872. Rec'd & Recorded.
Attest: Chas B Stevens Regr

Drury
to
Roby

Know All Men by These Presents
That I Elvira S. Drury of Wayland, in the County of Middlesex,
Widow, In consideration of ten dollars to me paid by
Warren Gould Roby of Boston, in the County of Suffolk, the
receipt whereof is hereby acknowledged, do hereby convey, remise,
release, and forever, quit claim unto the said Roby, his heirs
and assigns forever, all my right title and interest in and
to two certain parcels of land, situated in said Wayland
bounded and described as follows Viz.1. A. parcel of land
with the dwelling house thereon, situated on the Easterly side
of the road, leading from Wayland to Concord, beginning
at the Southwesterly corner thereof, on said road by land of
heirs of N. Reeves, thence running north easterly, and Easterly,
by said land of Reeves heirs and land of E. Mellen, to
land of H. Heard, thence running northeasterly, by three several
lines by said Heard's land to a Mill Pond, thence running
by said pond, to the Mill Road so called, or to land of

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Roby buys Drury Estate In Wayland Center
August 12, 1872

Transcription below is by volunteer Sandy Coy under the supervision of Marjanneke Wright
10/31/2022

Book 1224 Page 32 Drury Estate

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32
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Cutting Exc & Tr
to
Roby

U. S
Rev Stamp
$4.50
C A C.
Aug 8, 1872

Whereas Charles S. Drury late
of Boston, in the County of Suffolk, and Commonwealth
of Massachusetts, died seized of certain real estates, situated
in Wayland, in the County of Middlesex, hereinafter described:
and whereas by the last will and testament of
said Drury, duly allowed, and admitted to Probate, in
said Suffolk County, Charles A. Cutting of said Boston
was appointed executor and trustee under said will and
has been duly qualified as such, and, whereas, by said
last will and testament, it is among other things, provided
as follows. Viz. I give to my said executor, and
trustee full power, at any time, for the purpose of making

33
1224

division of my estate or for forming, the trust fund
herein directed to sell and convey all or any portion of
my real or personal estate, and that the purchaser,
thereof shall be under no obligation to see to the application
of the purchase money. Now for the purpose
of making such division and for forming said trust
fund, I the said Charles A. Cutting, as I am executor
and trustee as aforesaid, by virtue of the power
and authority on me conferred as aforesaid and of

all other power and authority me thereto enabling,
in consideration of four thousand and fifty dollars,
to me paid by Warren Gould Roby of said Boston,
receipt whereof is hereby acknowledged, do hereby convey,
sell, release, remise, and quit claim unto the said Roby,
his heirs and assigns forever: the following described
parcels of land, with the buildings thereon, situated in
said Wayland, viz.1. A parcel of land with the dwelling
house thereon situated on the Easterly side of the road,
leading from Wayland to Concord, beginning at the
Southwesterly corner thereof, on said road [illegible] land of
heirs of N. Reeves, thence running north easterly and easterly
by said land of Reeves heirs and land [illegible]
here to land of H. Heard thence running north easterly
by three several lines by said Heards land to a Mill
pond, thence running by said pond to the mill road
so called, or to land of the Town of Wayland then running
northwesterly by said Mill Road, or town land
to the main Concord Road, then running south westerly
by said Concord Road to the point of beginning, containing
about twenty one 51/100 acres. 2: A parcel of land on
the westerly side of said road leading to Concord, bounded south
easterly by said road, southwesterly by land of N Reeve's heirs
and land of T F Wade. Northwesterly, by land of E. Ames and
of H. Reeves, and North easterly, northwesterly, and northeasterly
again, by said land of H. Reeves, as shown upon the plan
hereinafter referred to, containing two 13/100 acres, more or less,
said parcels of land, are shown upon a plan made by J.
S. Draper, dated August 5, 1872, to be herewith recorded. To Have
And To Hold the above released premises, with all the rights,
easements, privileges and appurtenances, thereto belonging to
him, the said Warren Gould Roby, his heirs and assigns

34
1224
to his and their use forever. And the said Charles A. Cutting
with Marcia D. Cutting, wife of said Charles A. in her own
right, said Marcia D. being sole heir at law, of said Drury
and devisee under said will, do likewise remise, release and
forever quit claim, the above described premises, and all
their right, title and interest therein to him the said Warren
Gould Roby, his heirs and assigns. To Have and To
Hold the same with all the rights, easements, privileges and
appurtenances, thereto belonging to him the said Roby, his
heirs and assigns, to his and their use forever. In Testimony
whereof the said Charles A Cutting, as he is executor and
trustee as aforesaid, and said Charles A. Cutting, and Marcia
D. Cutting, have hereto set their hands and seals this seventh
day of August A. D. Eighteen hundred and seventy, two
Chas A. Cutting, Executor & Trustee {seal}
Marcia D. Cutting {seal}. In presence of Mary L. Cutting, W. G. Russell
to C. A. C. Commonwealth of Massachusetts, Suffolk ss. August
8, 1872. Then personally appeared the above named Charles
A. Cutting Executor & Trustee, and acknowledged the foregoing
to be his free act and deed, before me, W. G. Russell,
Justice of the Peace.